BRA
532
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gpl 95-1317

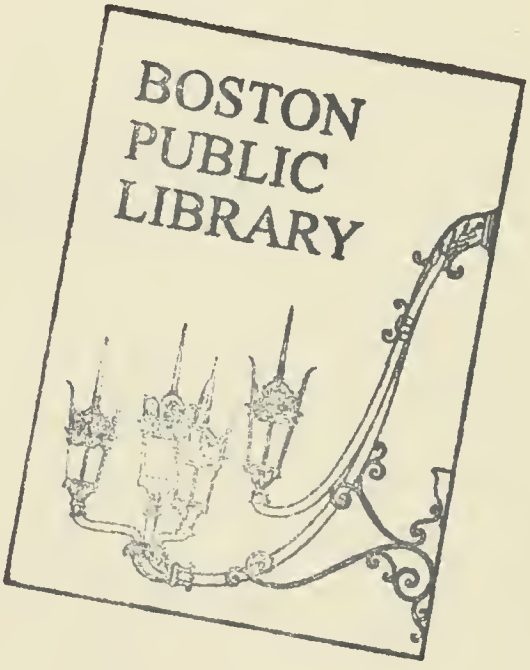
SIMPSON PLACE

286 - 290 MEDFORD STREET, CHARLESTOWN, MA

DEVELOPER

CHARLESTOWN CONSTRUCTION CONSULTANTS INC.
284 BUNKER HILL STREET, CHARLESTOWN, MA 02129

SCHEMATIC DESIGN
SCHEME #3



SAS INC.

SUPPLEMENTAL ARCHITECTURAL SERVICES Inc.
ARCHITECTS & PLANNERS

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PROJECT DIRECTORY

DEVELOPER:

CHARLESTOWN CONSTRUCTION CONSULTANTS INC.
284 Bunker Hill Street
Charlestown, MA 02129
John Stevens
(617) 242-9118

ARCHITECT:

SUPPLEMENTAL ARCHITECTURAL SERVICES INC.
52 Allston Street
Charlestown, MA 02129
Robert L.S. Konuch .
(617) 241-8513

PART A

PROPOSED PROJECT FACT SHEET

a. **UNIT MIX**

SIX 2 BEDROOM @ 1,100 S.F.
FIVE 1 BEDROOM @ 900 S.F.
ONE 1 BEDROOOM WITH DEN @ 900 S.F.

ROOM SIZES

LIVING ROOM	12' X 24'
DINING ROOM	12' X 12'
KITCHEN	8' X 10'
BATH	7' X 5'

b. **PARKING SPACES:** GARAGE 18 SPACES

c. **BUILDING S.F.:** 12,317 S.F. GROSS

d. **F.A.R.:** EXISTING F.A.R. 1.0; PROPOSED 1.92

e. **LAND AREA:** 6408 S.F.

f. **EXISTING BUILDING SIZE:** 65' X 30'

g. **KEY FEATURES:** Land slopes toward Medford and is now vacant except for a vacant 2 1/2 story structure.

h. **ZONING COMPUTATION FORM ***

i. N.A.

j. **OPEN SPACE:** 37% Landscaped with tarraces.

k. NONE

l. N.A.

m. **BARRIER FREE UNITS:** ONE

PROJECT: SIMPSON PLACE, 286 - 290 Medford Street, Charlestown

SUBJECT: Square Footage and F.A.R. for Schematic Design,s Scheme #3

1. **Site** = 6,408 S.F.
2. **Exterior courtyards** = 2,026 S.F.
3. **Parking Level** = 6,065 S.F. (95% site coverage)
4. **Building Gross S.F.**

First Fl.	=	4,039 S.F.	(63% site coverage)
Second Fl.	=	4,139 S.F.	
Third Fl.	=	4,139 S.F.	
Total		12,317 S.F.	

5. **F.A.R.**

$$\text{F.A.R.} = \frac{\text{Building S.F.}}{\text{Site S.F.}} = \frac{12{,}317 \text{ S.F.}}{6{,}408 \text{ S.F.}} = \mathbf{1.92}$$

PART B

Project 286-290 Medford Street Date 6/8/88

Developer _____ Tel. #/Contact Person John Stevens

RESIDENTIAL CONDOMINIUM DEVELOPMENT PRO FORMA

(Estimates in 1988 Dollars)

(Provide phased information where necessary)

TOTAL HARD COSTS		$ 1,150,435
Condominium Units ($ 30 /GSF)	$ 369,510	
Unit Finishes ($ 25 /NSF).	307,925	
Condominium Parking ($ 25 /GSF) (# of spaces)	275,000	
Site Costs ($ 8 /GSF)	88,000	
Premium Costs ($ 10 /GSF)	110,000	
Other (specify)		
TOTAL SOFT COSTS		$ 313,000
Architect/Engineering	60,000	
Marketing/Brokerage/Advertising	90,000	
Developer's Fee	$ 40,000	
Legal	35,000	
Permits & Fees (specify)		
Construction Period Costs		
Construction Loan Interest (12 mos. @ 10 % with average balance of $ 700,000)	72,000	
Financing Fees	15,000	
Real Estate Taxes and Linkage during Construction (12 mos.)	1,000	
Sale Period Costs	$	
Loan Interest (18 mos. @ 10 % with average balance of $ 900,000)	135,000	
Sale Period Real Estate Taxes (18 mos.)	16,000	
Sale Period Operating Expenses		
Other (specify)		
Other Related Costs (specify)	$	
CONTINGENCY (10 % of $ 1,100,000)	$ 110,000	
TOTAL CONDOMINIUM DEVELOPMENT COSTS		$ 261,000
Soft Costs as % Hard Costs 27%		
Soft Costs as % TDC 18%		

Project 286-290 Medford Street Date 6/8/88

Developer _____ Tel. #/Contact Person John Stevens #242-91

CONDOMINIUM SALES PRO FORMA

(Estimates in 1988 Dollars)

(Using __% inflation factor from 19__)

CONDOMINIUM UNITS

Gross Sales Proceeds		$ 1,980,000
Gross Condominium Sales/NSF	$_____	
Less Total Condominium Units Development Cost		(1,724,435
Total Condominium Units Cost/NSF	$_____	
Net Profit (Before Taxes)		255,565
Return on Gross Sales Proceeds (Net Profit/Gross Sales Proceeds)		13 %

CONDOMINIUM PARKING SPACES

Gross Sales Proceeds		$_____
Gross Parking Sales/Space	$_____	
Less Total Condominium Parking Development Cost		(_____)
Total Parking Cost/Space	$_____	
Net Profit (Before Taxes)		$_____
Return on Gross Sales Proceeds (Net Profit/Gross Sales Proceeds)		_____ %

TOTAL SALES

Total Condominium Gross Sales Proceeds	$_____
Less Total Condominium Development Costs	(_____)
Net Profit (Before Taxes)	$_____
Total Return on Gross Condominium Sales Proceeds (Net Profit/Total Gross Sales Proceeds)	_____ %
Return on Equity	_____ %
Equity Participation (Amount and % of Total Condominium Cost)	$_____ (___ %)

Project 286-290 Medford Street Date 6/8/88

Developer _____ Tel. #/Contact Person John Stevens #242-9118

CONDOMINIUM COST OF OWNERSHIP PRO FORMA

(Estimates in 1988 Dollars)

(Use _% inflation factor from 19__)

Number of Units	12
Average Unit Size (NSF)	1000
Average Unit Price	$ 165,000
Average Downpayment	$ 16,500 (10%)

Studio _____
1 Bed x
2 Bed x
Other _____

	Market	Subsidized
Annual Common Area Charges ($____/NSF)	$ 60. mo.	$ _____
Annual Real Estate Taxes ($____/NSF)	82.50 mo.	_____
Annual Mortgage Payment (11 % on $ 165,000 for 30 years)	1,512 mo.	_____
Annual Service Charges (please specify membership fees, special services, etc.)	_____	_____
Total Annual Cost of Ownership (Before-tax)	19,860	_____
Total Monthly Cost of Ownership (Before-tax)	1655	_____

BD 534 ZONING COMPUTATION FORM COVERING ALL NEW BUILDINGS, CHANGES OF OCCUPANCY, ALTERATIONS, ETC.

(1) USE ITEM: ARTICLE 8

(2) DIMENSIONAL REQUIREMENTS: ARTICLE 13-1

	ARTICLE AND SECTION	14-1	14-2	14-1 PLUS 14-2	14-3 14-4	ART 15	ART 16	ART 17	ART 18	ART 19	ART 20	ART 21	ART 22
		MIN. LOT SIZE	MIN. LOT AREA FOR ADDIT. DWELLING UNIT	TOTAL LOT SIZE	MIN. LOT WIDTH	MAX. FLOOR AREA RATIO	MAX. HEIGHT OF BUILD.	USABLE OPEN SPACE PER DWELL. UNIT	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MIN. SETBACK OF PARAPET	MAX. USE OF REAR YARD
ZONE	REQU'D BY CODE	5,000	1,000	16,000	50	1.0	--	400	20	10 L/20	10 L/20	$\frac{H+L}{20}$	25
	EXISTING CONDITION	---	---	6065	65.0	.52	28	1704	0	0	27	0	0
	PROPOSED CONDITION	---	----	6065	65.00	3.2	39'-6"	0	0	0	0	0	0

GROSS FLOOR AREA: SECTION 2-1(21) F.A.R. $= \frac{\text{Gross Floor Area}}{\text{Lot Area}}$

Basement — (6065)*

First Floor — 4039

Second Floor — 4139

Third Floor — 4139

Total — 12,317

(3) OFF-STREET PARKING: ARTICLE 23

Dwelling Units × factor = spaces (for houses, apartments, hotels, etc.)

or

Floor Area/factor = spaces (for offices, stores, factories, etc.)

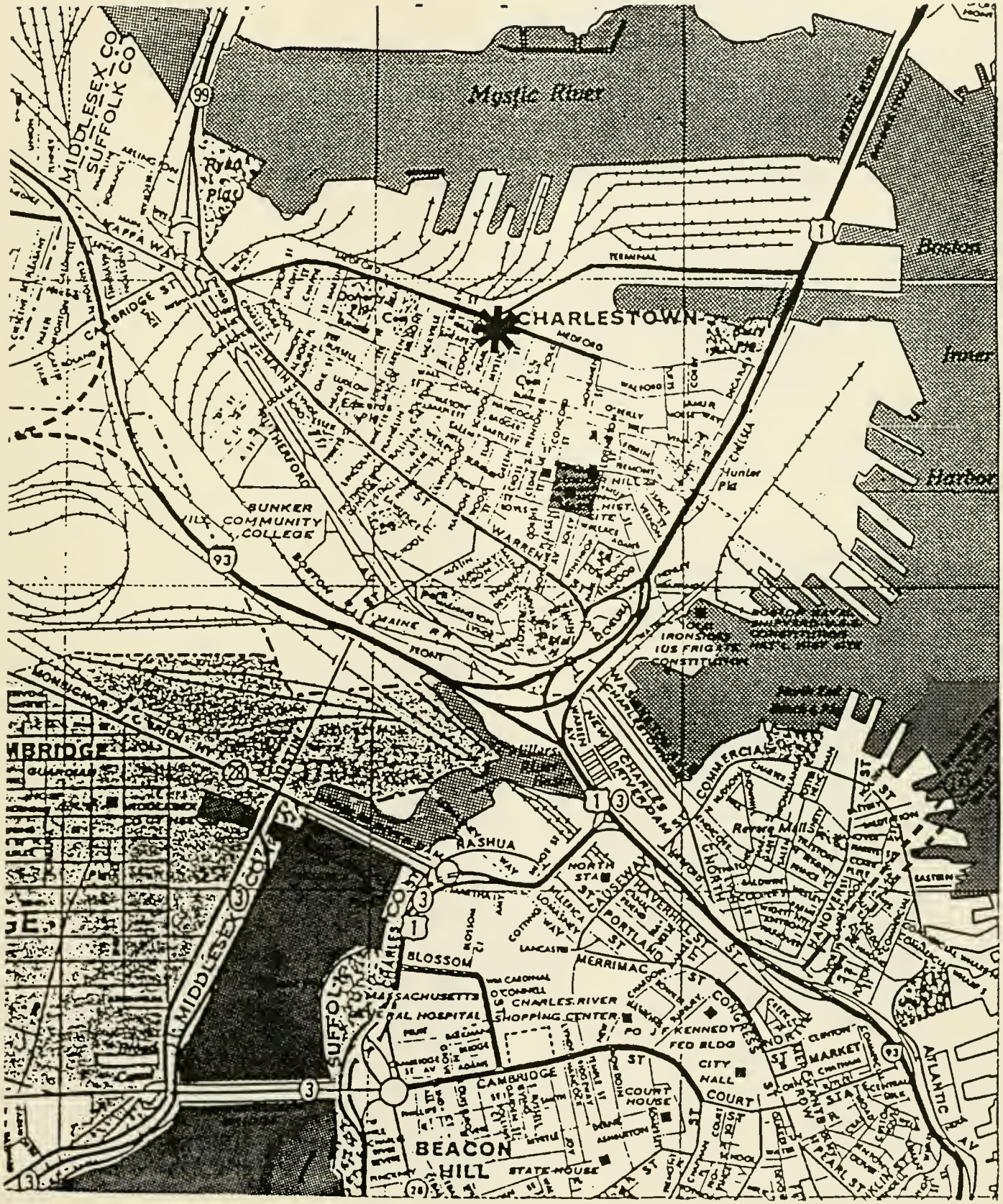
12 units x .9 spaces per unit = 10.8 parking spaces
Provided 18 parking spaces

(4) OFF-STREET LOADING: ARTICLE 24

(only required for uses other than 1 through 10, 26, 27, 28, 31, 32, 33, 39, 40, 50, 52, 53, 58, 59)

NOTE: All of above data is to be attached to, or incorporated into, the Plot Plan Signed by Certified Land Surveyor or Certified Engineer

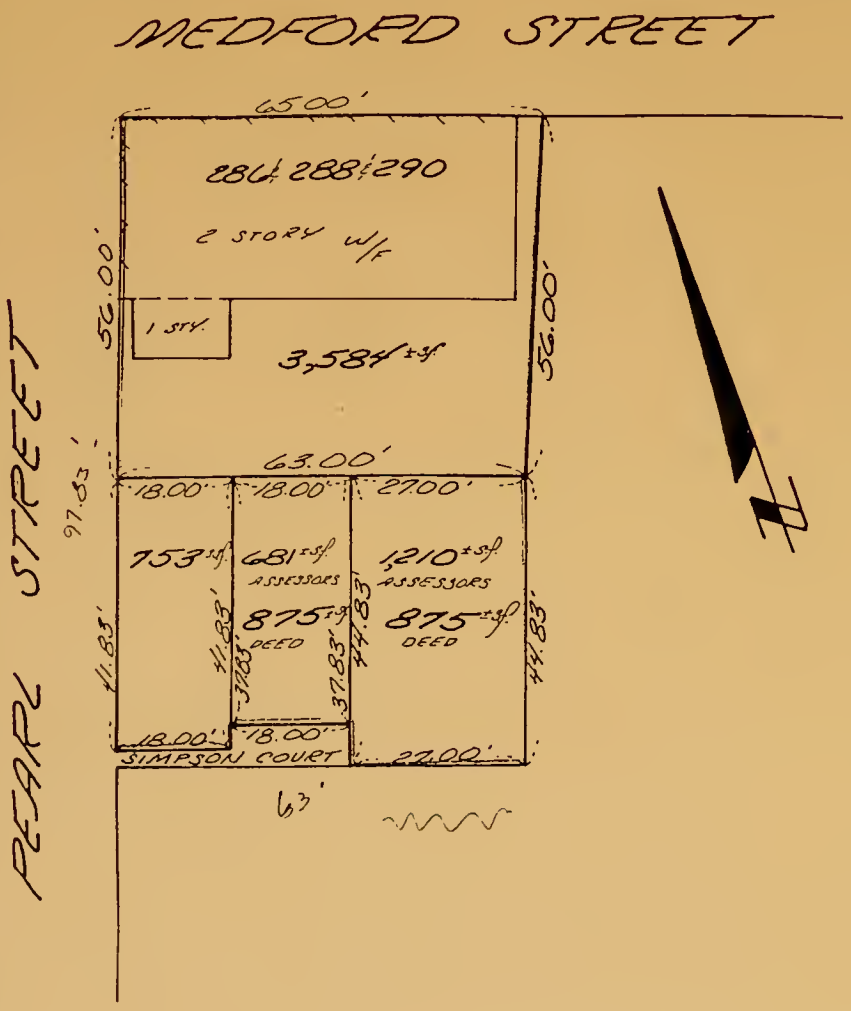
✱ 286 -- 290 MEDFORD STREET



LOCUS PLAN

PART D

SITE PHOTOGRAPHS



I HEREBY CERTIFY THAT THE BUILDING IS LOCATED ON THE GROUND AS SHOWN.

10·1·87 Theodore E. Otte

CERTIFIED PLOT PLAN

1 & 3 SIMPSON COURT
286-290 MEDFORD STREET
BOSTON, MASS.

SCALE 1"=20' OCTOBER 1, 1987

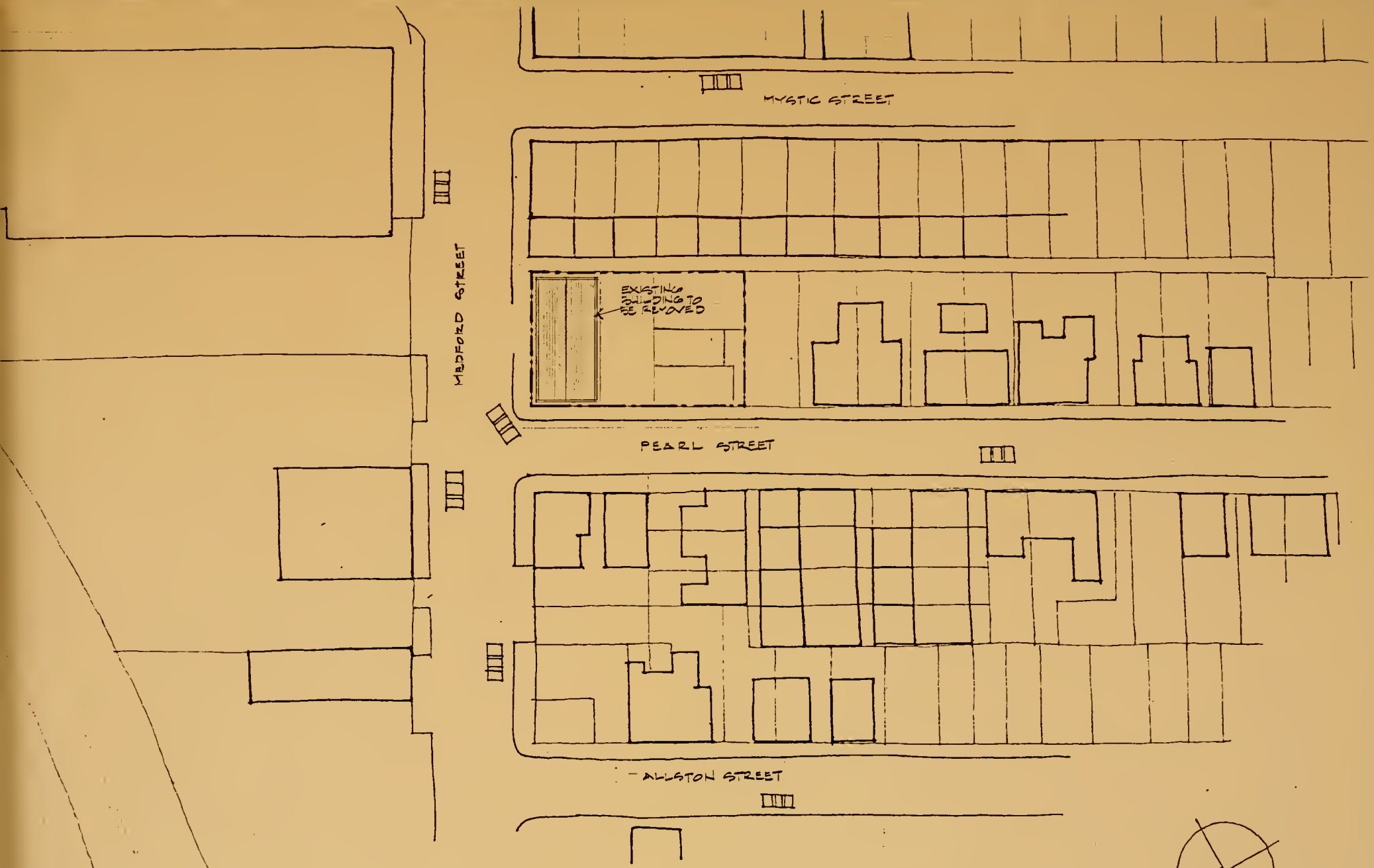
OTTE & DWYER, INC. SURVEYORS
196 CENTRAL STREET SAUGUS, MASS
PHONE 233-8155

0 20 40 60

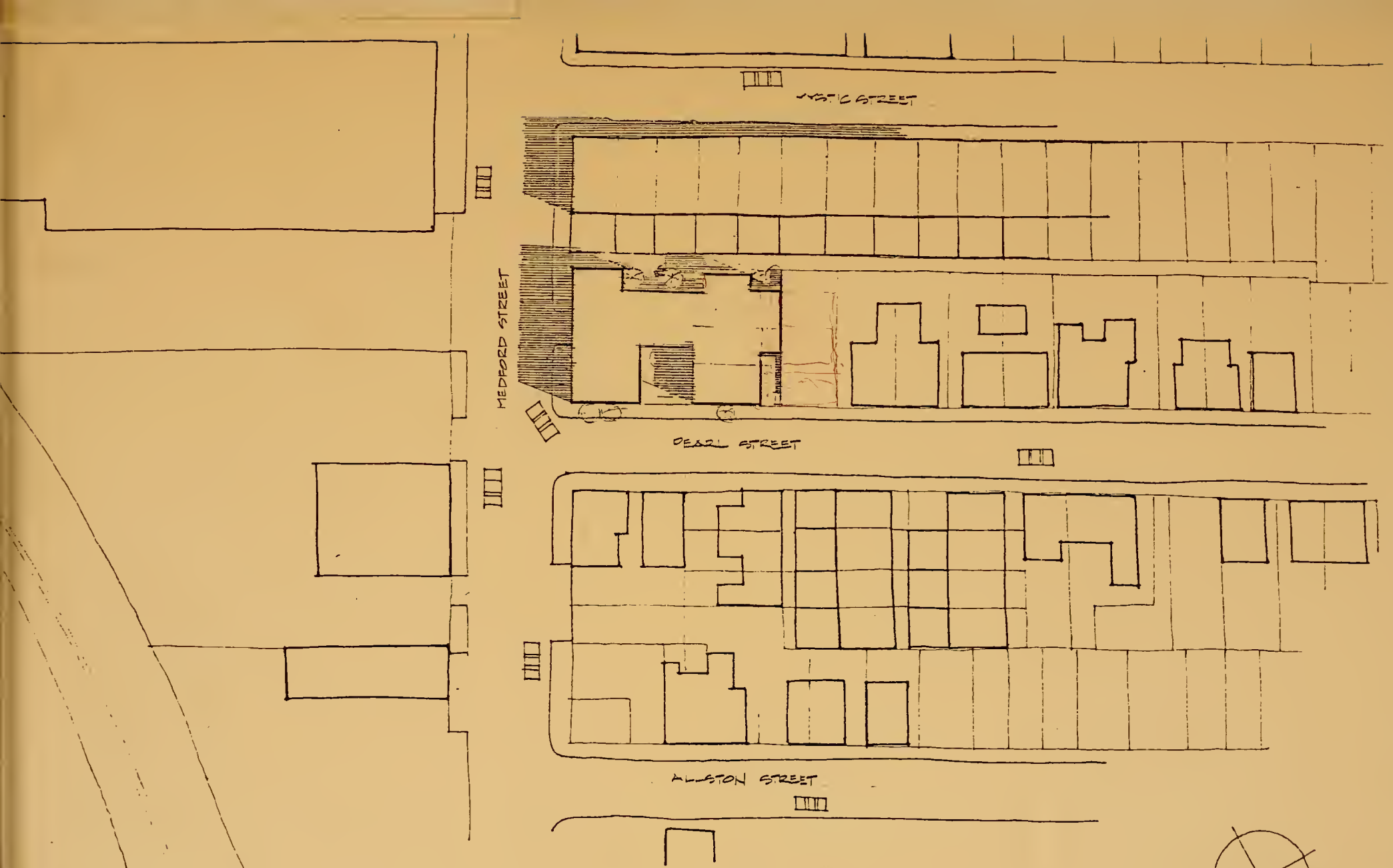
COMMONWEALTH OF MASSACHUSETTS THEODORE E DWYER No 30?? REGISTERED LAND SURVEYOR

J

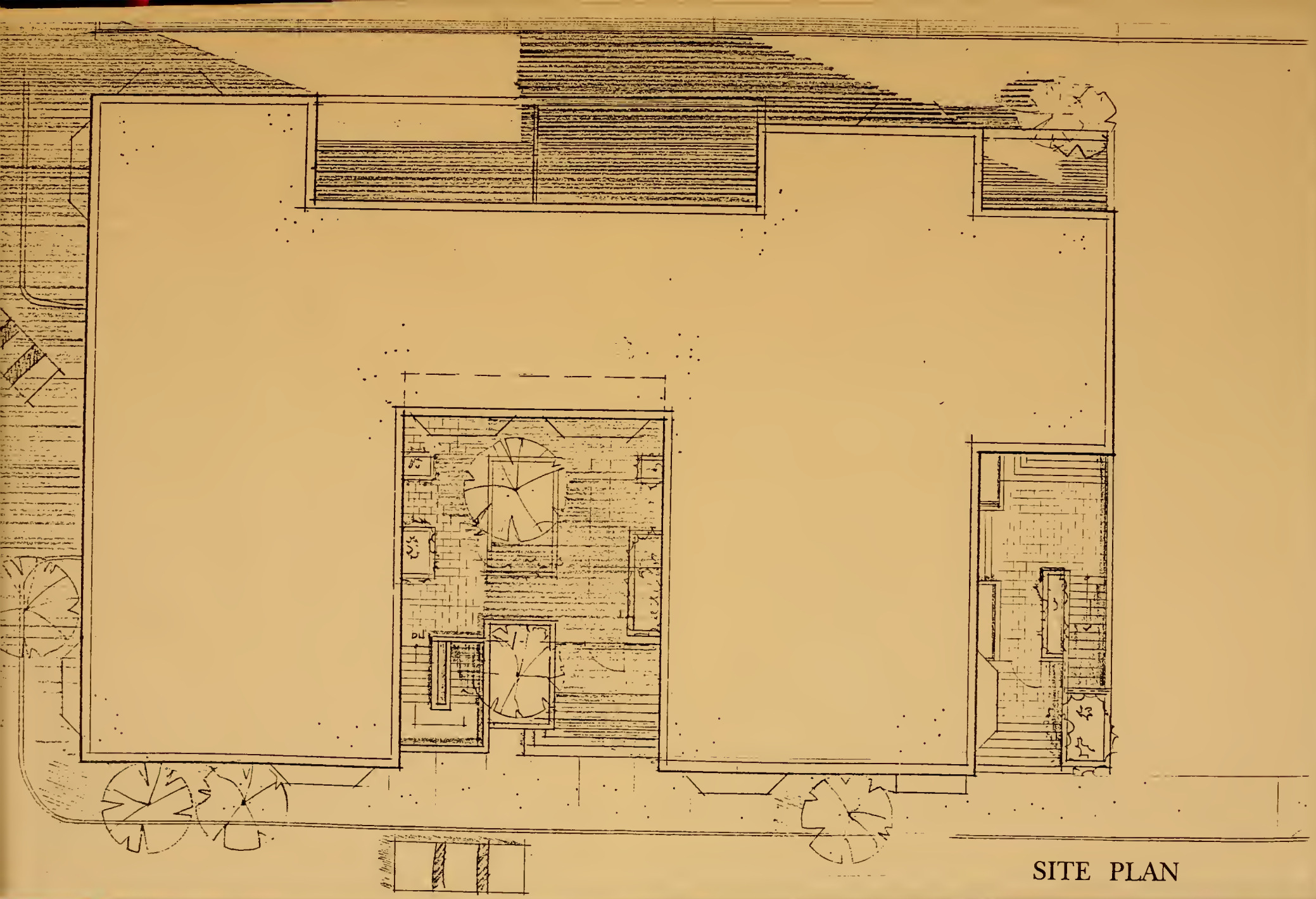
JOB NO. 45689



EXISTING SITE PLAN



SITE PLAN



SITE PLAN

ELEVATION OF MEDFORD STREET

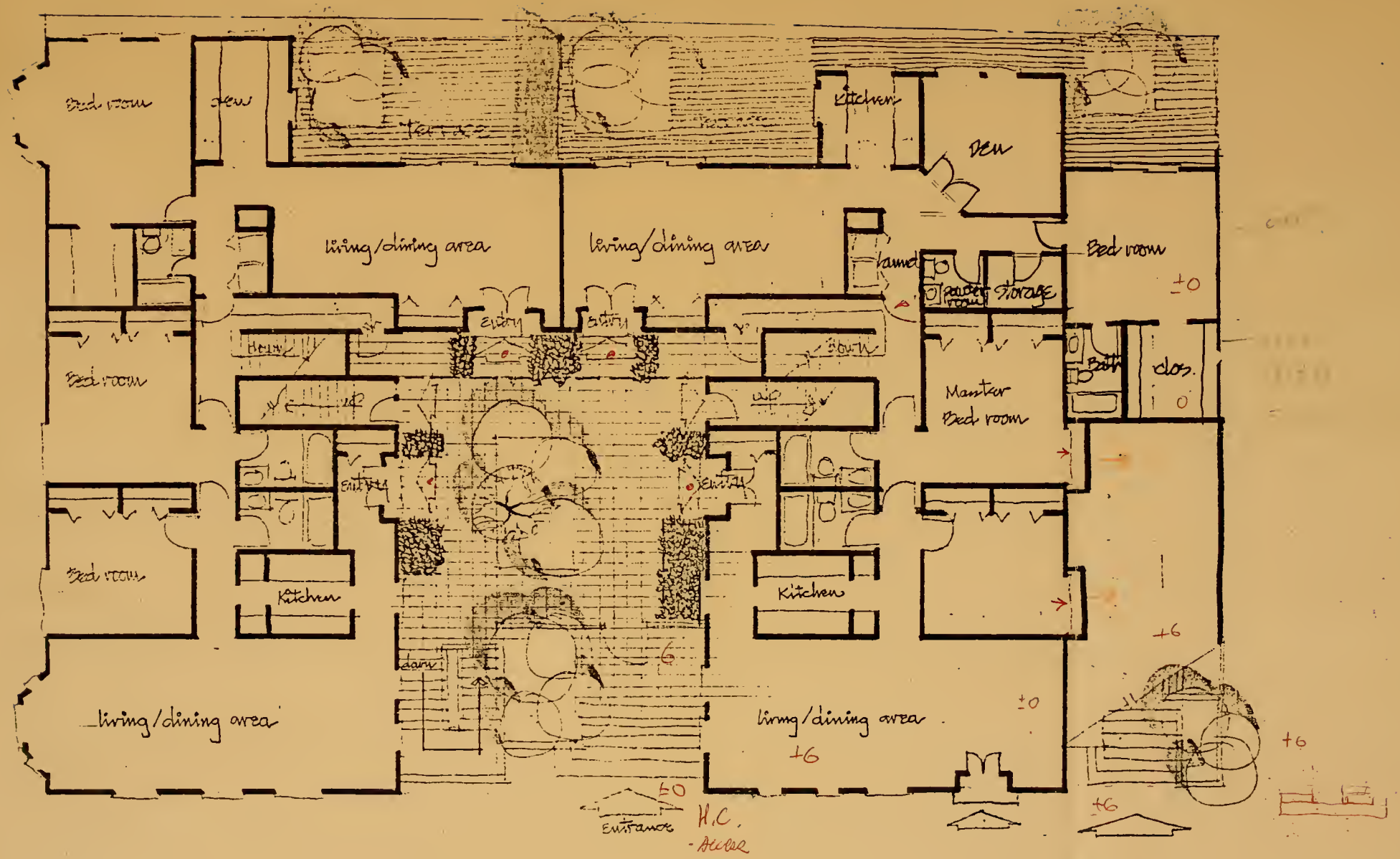
MEDFORD STREET ELEVATION

ELEVATION OF PEARL STREET

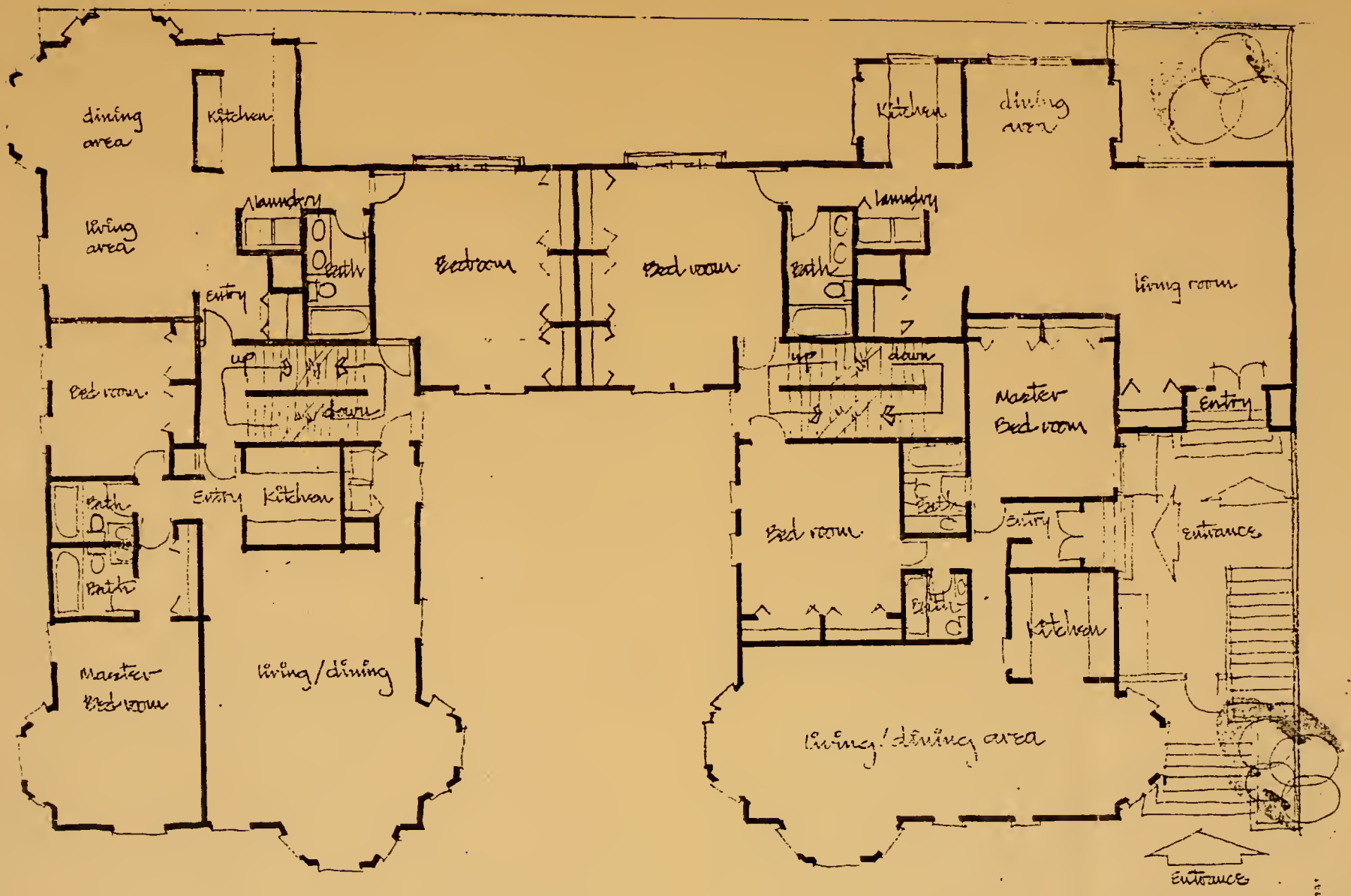
PEARL STREET ELEVATION

REAR ELEVATION

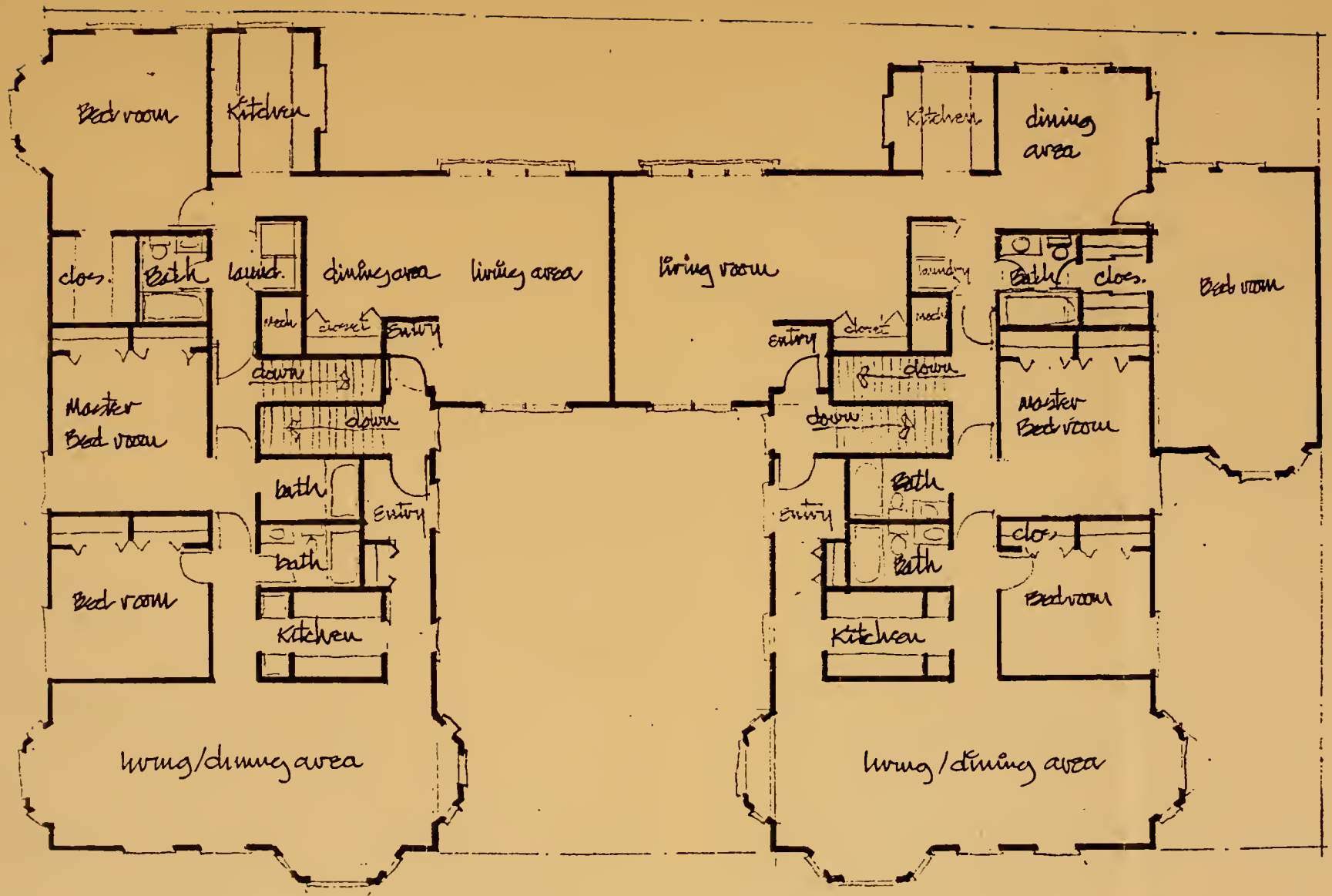
BUILDING SECTION



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

BOSTON PUBLIC LIBRARY
3 9999 06550 995 0

ACCOPRESS®

25070	YELLOW
25071	BLACK
25072	LIGHT BLUE
25073	DARK BLUE
25074	LIGHT GRAY
25075	LIGHT GREEN
25076	DARK GREEN
25077	TANGERINE
25078	RED
25079	EXECUTIVE RED

WITH WATER RESISTANT

PRESSTEX® COVERS

ACCO INTERNATIONAL INC.
CHICAGO, ILLINOIS 60618